

## **Explanatory Memorandum to the Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022**

This Explanatory Memorandum has been prepared by Climate Change and Rural Affairs Group of the Welsh Government and is laid before Senedd Cymru in conjunction with the above subordinate legislation and in accordance with Standing Order 27.1.

### **Minister's Declaration**

In my view, this Explanatory Memorandum gives a fair and reasonable view of the expected impact of the Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022.

Julie James  
Minister for Climate Change  
16 August 2022

## **PART 1**

### **1. Description**

This Explanatory Memorandum (“EM”) relates to the Renting Homes (Wales) Act 2016 (Consequential Amendments to Secondary Legislation) Regulations 2022 which make necessary amendments to secondary legislation as a consequence of the provisions of the Renting Homes (Wales) Act 2016 (“the 2016 Act”).

### **2. Matters of special interest to the Legislation, Justice and Constitution Committee**

No specific matters identified.

### **3. Legislative background**

The powers enabling these regulations to be made are contained in section 255 of the 2016 Act.

This SI is being made under the negative resolution procedure.

### **4. Purpose and intended effect of the legislation**

These regulations make amendments to secondary legislation in consequence of the provisions of the 2016 Act.

Generally, these amendments either:

- a. ensure that existing provision in secondary legislation continues to have appropriate effect by -
  - i. referencing the relevant occupation contracts alongside references to existing types of tenancies, or
  - ii. including the terminology used in the 2016 Act

or -

- b. where the provisions of the 2016 Act are intended to replace elements of existing law or the existing law is incompatible with that set out in the 2016 Act, by disapplying that law.

These amendments are necessary to implement the 2016 Act, provide coherence, clarity and ensure consistency of the law.

### **5. Consultation**

No formal consultation has taken place as these regulations make only consequential technical amendments.

## **6. Regulatory Impact Assessment**

A regulatory impact assessment has not been prepared in respect of these consequential amendment regulations as they simply make amendments to statute and do not impose or reduce costs for businesses, charities or voluntary bodies or the public sector.